



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

James B. Palmore
5136 Travis Road
Mobile, AL 36619

Re: 5156 Travis Road
(West side of Travis Road, 610'± South of Carol Acres Lane).
County
SUB2015-00020
James Place Estates Subdivision
2 Lots / 6.2 ± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting April 2, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.3. and V.D.8. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25' minimum building setback lines depicted for Lots 1 and 2 along Travis Road;
- 2) revision of the plat to depict the 25' minimum building setback line where Lot 2 abuts the unopened public right-of-way;
- 3) revision of the plat to depict the lot sizes, in square feet and acres, on the Final Plat, or provision of a table on the Plat with the same information;
- 4) placement of a note on the Final Plat stating Lots 1 and 2 are limited to one curb-cut each to Travis Road with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering;
- 5) placement of a note on the Final Plat stating Lot 2 is denied access to Gunn Place Road until an improved compliant public road is provided;
- 6) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 2 unless adequate frontage is provided on a public maintained street.
- 7) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must

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- provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*and
 - 9) placement of a note on the Final Plat stating that the development *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater."*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

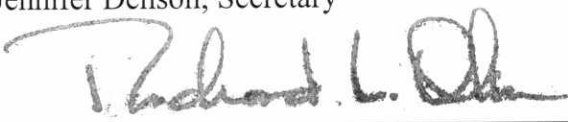
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

Cc: Haidt Land Surveying